

# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

March 3, 2025



Planning Department

CITY of **BOSTON**

# MEETING RECORDING

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**At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.**

**Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.**

**If your camera and microphone are off, you can still participate through the text chat feature.**

# INTERPRETATION

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**“Spanish” –for Spanish**

**“Haitian Creole” –for Haitian Creole**

**“English” – for English**

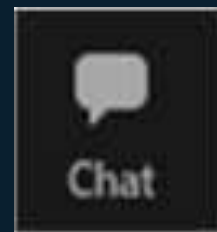
**“Cape Verdean Creole” - Cape Verdean Creole**

# ZOOM TIPS

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**Welcome! Here are some tips on using Zoom for first-time users.**

**Your controls are at the bottom of the screen**



**Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat**



**To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press \*9 on your phone**



**Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press \*6.**



**Turns your video on/off**

# ZOOM ETIQUETTE

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**We want to ensure that this conversation is a pleasant experience for all attendees.**

- **Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.**
- **Please be respectful of each other's time.**
- **We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.**
- **If we are unable to get to your question at this meeting please put them in the Chat at the end or email [christine.brandao2@boston.gov](mailto:christine.brandao2@boston.gov)**

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# AGENDA

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- 1. RSMPOC Welcome**
- 2. 75-81 Dudley Street**
- 3. Chief Kairos Shen: Planning Department Update**

# RSMPOC OVERVIEW AND UPDATES

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## *First Monday of the month*

January 5, 2025

February 3, 2025

**March 3, 2025**

April 7, 2025

May 5, 2025

June 2, 2025

July 7, 2025

**\*\*No Meeting in August\*\***

September 8, 2025

October 6, 2025

November 3, 2025

**\*\*No Meeting in December\*\***

# 1. RSMPOC Welcome & Orientation





# RSMPOC RESPONSIBILITIES

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- **The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).**
- **The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.**
- **The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.**

# JOIN. ENGAGE. TAKE ACTION

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- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

# ORIGINAL 2004 MASTER PLAN GOALS

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- **Enhance civic & cultural life in the neighborhood**
- **Promote diverse & sustainable growth with jobs for local residents**
- **Ensure safe & convenient public and private transportation**
- **Expand & improve housing for a variety of socioeconomic and age groups**
- **Create a comfortable, lively, and safe public realm that reflects the diversity of local residents**
- **Enhance community participation and empowerment through increased accountability of government, and institutions and businesses**

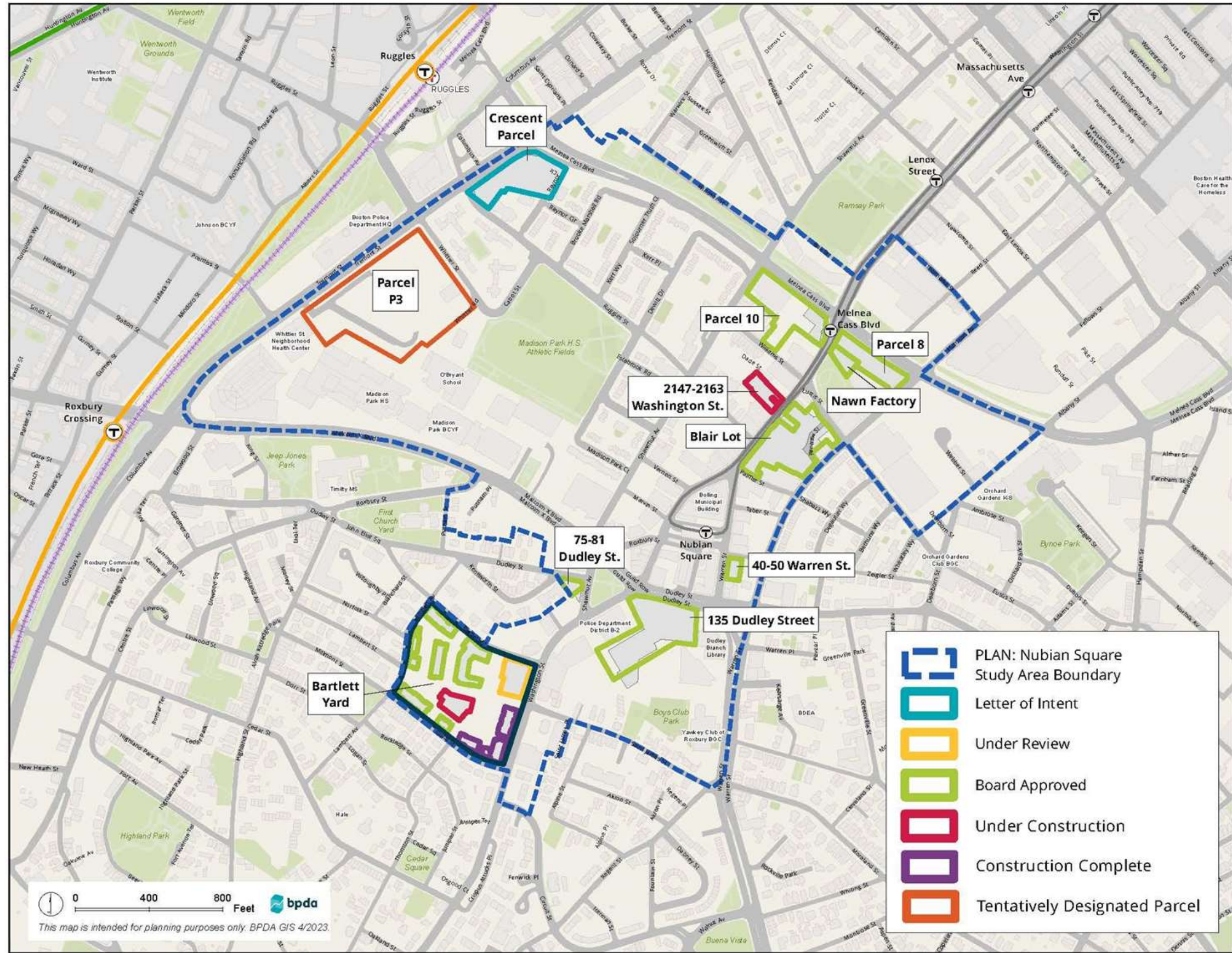
## 2. 75-81 Dudley Street



# Real Estate Disposition Status



# Article 80 Project Phase



# 75 – 81 Dudley Street



**Current Project Phase: 95% Construction Documents – Out to Bid**

## Proposed Project Highlights:

- Land = 8,265 sq. ft.
- Building size = 18,031 sq. ft.
- Gross floor area =2.18
- New construction
- Unit mix and square footage

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	615 - 645	4
2 BEDROOM	750 - 900	8
3 BEDROOM	1,050 - 1,195	3
		<b>TOTAL UNITS:15</b>



View from Corner of Dudley Street and Guild Row

**Development Entities: 75 Dudley LLC**

[75 Dudley Project Page](#)

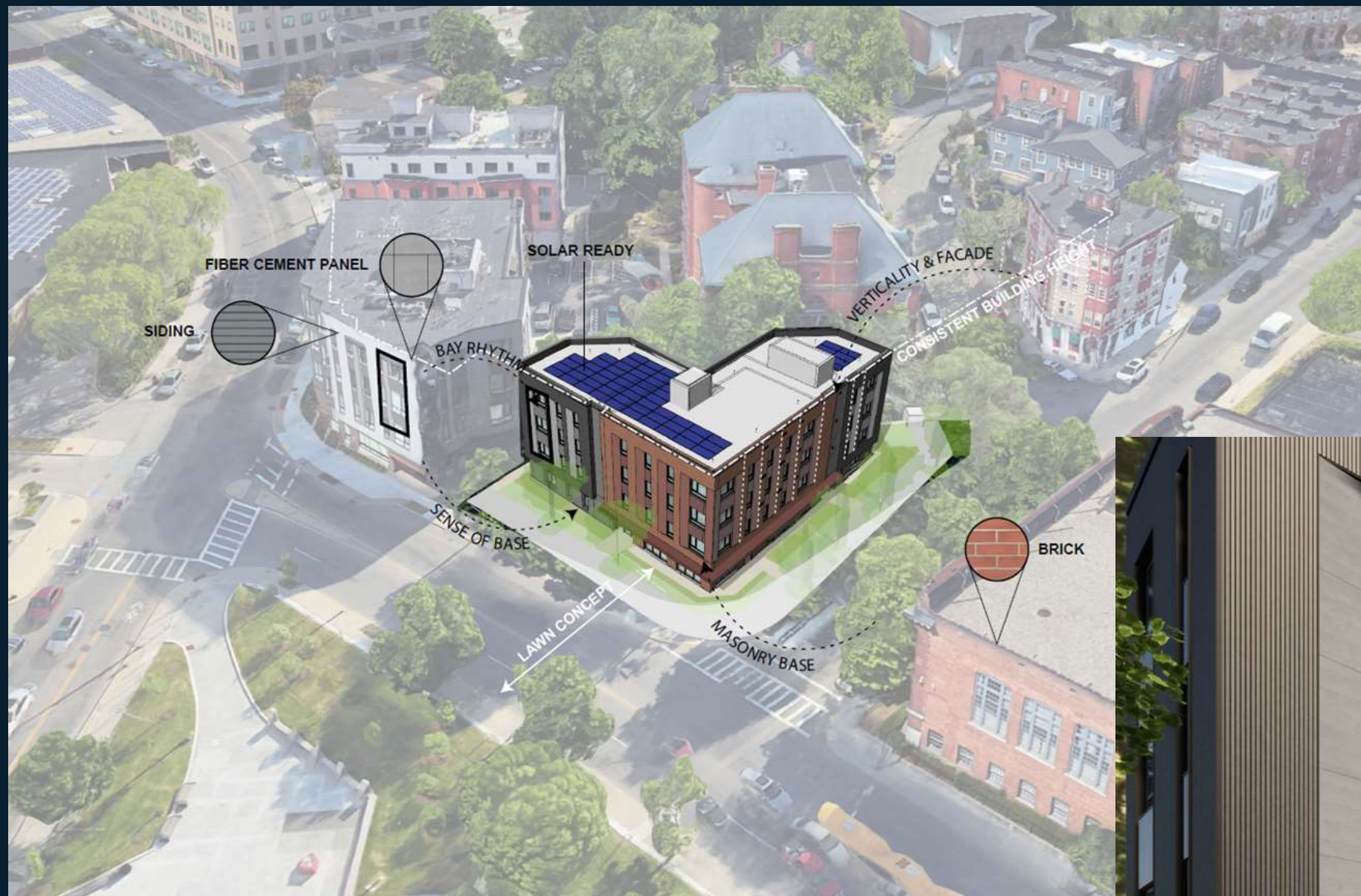
# 75 – 81 Dudley Street



Site context



# 75 – 81 Dudley Street



Materials in context



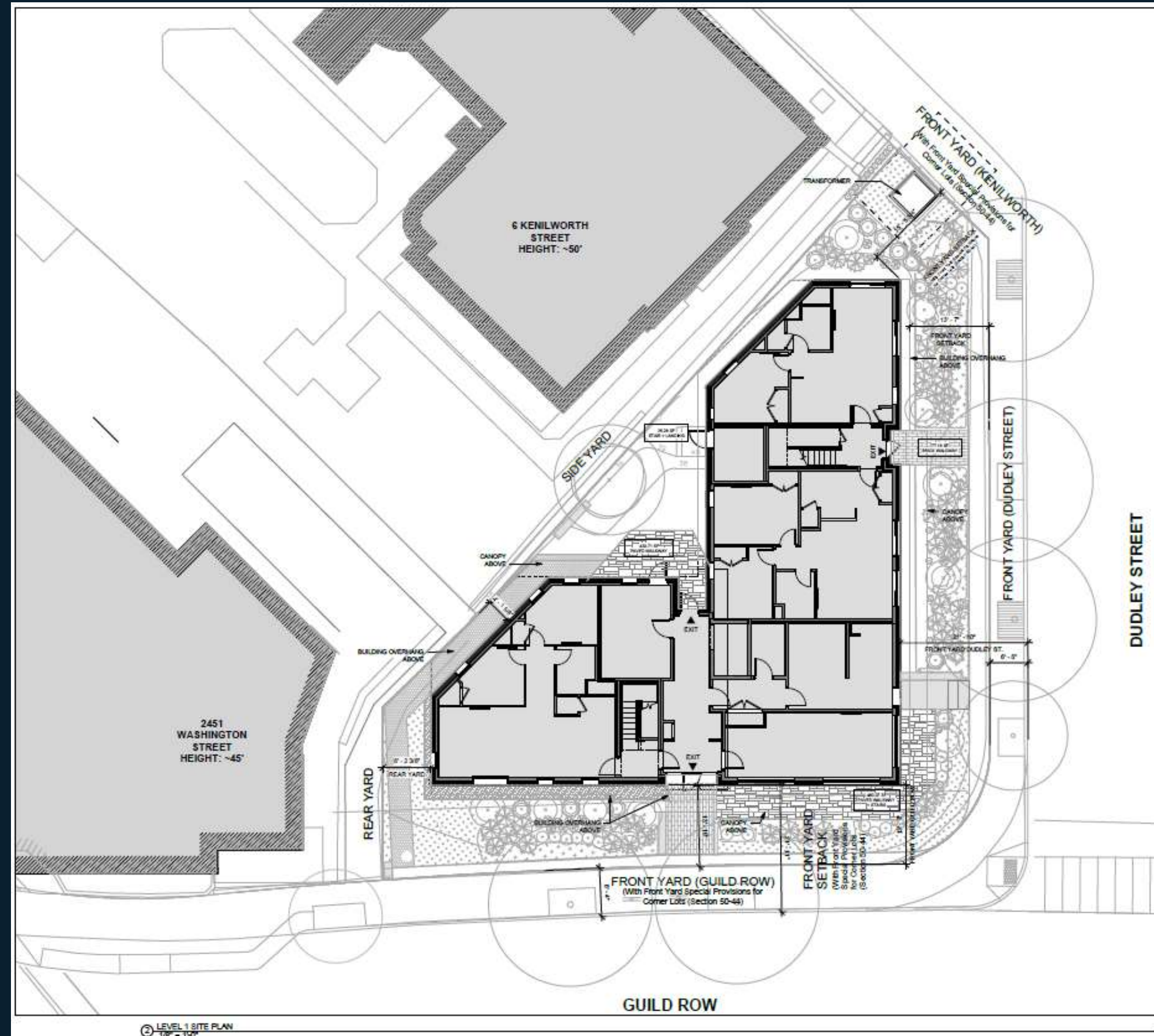
View from Guild Row

# 75 – 81 Dudley Street



## Project Site Plan

1



# 75 – 81 Dudley Street, Regulatory Milestones &



## Timeline

Milestone	Date
All Units Sold	January 2027
Construction Completion	November 2026
50% Construction Completion	March 2026
Construction Start	July 2025
Completed Financing	July 2025
State Subsidy Awards	N/A
City Subsidy Awards	Renewed July 2023; and again in March 2025
Public Improvement Commission Approval	March 2025
Zoning Board of Appeal Board (ZBA)	May 2024
Article 80 Board Approval	March 2024
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	October 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Renewed June 2024

**WE ARE HERE**

# 75 – 81 Dudley Street



## Project Uses and Programming

Use	Footage
Parking Spaces (# of spaces)	0
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	0
Residential (sq.ft.)	13,128 sq. ft.
Open Space (sq.ft.)	4,141sq. ft. or 276 sq. ft. / unit
Recreational (sq.ft.)	369 sq. ft.
Other (sq. ft.)	0

# 75 – 81 Dudley Street



## Rental Units Overview

	<b>Homeless set-aside 30% AMI</b> <i># of Units / Average Rent</i>	<b>Low Income Up to 50% AMI (Includes homeless set-aside)</b> <i># of Units / Average Rent</i>	<b>Middle Income Up to 60% AMI</b> <i># of Units / Average Rent</i>	<b>Middle Income Up to 80% AMI</b> <i># of Units / Average Rent</i>	<b>Up to Market Rate</b> <i># of Units / Average Rent</i>	<b>Total Rental Units</b>
<b>Studio</b>						
<b>1 Bedroom</b>						
<b>2 Bedroom</b>						
<b>3+ Bedroom</b>						
<b>Total Units</b>						
<b>Percent Total Units</b>						

# 75 – 81 Dudley Street



## Homeownership Units Overview

	<b>Middle Income Up to 80% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Middle Income Up to 100% AMI</b> <b>(reserving option of up to 120% AMI for some units dependent on financing)</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Up to Market Rate</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Total Homeownership Units</b>
<b>Studio</b>				
<b>1 Bedroom</b>	<b>3</b> \$228,280 sales \$221,432 mortgage	<b>1</b> \$298,896 sales \$289,929 mortgage		<b>4</b>
<b>2 Bedroom</b>	<b>4</b> \$268,840 sales \$260,775	<b>4</b> \$348,088 sales \$337,645 mortgage		<b>8</b>
<b>3+ Bedroom</b>	<b>1</b> \$309,088 sales \$299,815 mortgage	<b>2</b> \$393,120 sales \$381,326		<b>3</b>
<b>Total Units</b>	<b>8</b>	<b>7</b>		<b>15</b>
<b>Percent Total Units</b>	<b>53%</b>	<b>47%</b>		<b>100%</b>

\* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size.

# 75 – 81 Dudley Street



## Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	Approx. 70 FTE construction jobs Min. 51% MBE, 51% Bostonians, and 12% WBE Approx. 35% of projected soft costs are to MWBE firms





# 3. Chief Kairos Shen: Planning Department Update



**THANK YOU**

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RSPMOC Co-Chairs

Norm Stembridge & Steven Godfrey

STAY CONNECTED: [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

Christine Brandao

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